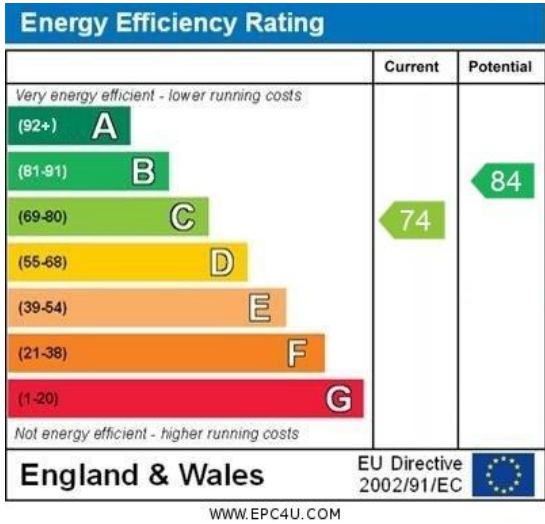


GARAGE
Up/over door, power/light

GARDEN
Rear enclosed mature garden with several paved seating areas, easy maintenance shale area with mature plants/shrubs, water tap, side access gate

AGENT NOTE
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

Tenure
Freehold

Council Tax Band
D

Contact Details
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Lakeland Avenue | Barrow-in-Furness | LA13 0AY Asking Price £275,000

- Detached Family Home
- Cul De Sac Location In Sought After Area
- Excellent Family Living Accommodation
- Hall, GF Cloaks/W.C
- Bay Window Lounge Open To Dining Room
- Fitted Kitchen/Diner
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom, CH, DG
- Off Road Parking, Garage, Gardens
- Council Tax Band D



Registered Office
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Barrow-in-Furness
Cumbria LA14 1SB
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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are delighted to bring to the market this detached family home in a quiet cul de sac location on Lakeland Avenue in Barrow, close to local amenities, transport links, schools etc. The property offers excellent family living accommodation comprising of entrance hallway leading to a bay window lounge, ground floor cloaks/W.C, open to the dining room, fitted kitchen/diner with built in appliances, utility room. To the 1st floor the property offers 3 good size bedrooms with master having an ensuite and a family bathroom. The property benefits from CH, DG, off road parking giving access to the garage, easy maintainance front garden, lovely conservatory to the rear leading to a mature rear garden with several paved seating areas, easy maintainance shale area with plants/shrubs. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/woven.jump.codes>

FRONTAGE

Easy maintainance front garden with lawn area, plants/shrubs, off road parking giving access to the garage, side access gate to the rear garden

FRONTAGE

Double glazed door

ENTRANCE HALL

Radiator, laminate flooring, stairs to 1st floor, door to

LOUNGE

14' 7" x 12' 7" (4.46m x 3.85m)

Radiators, double glazed bay window, feature fire surround with coal effect fire, open archway

DINIG ROOM

11' 2" x 7' 11" (3.41m x 2.42m)

Radiator, double glazed patio doors to conservatory, doors to

CONSERVATORY

11' 8" x 8' 0" (3.58m x 2.45m)

Double glazed door to rear garden, double glazed window, enclosed roof with spotlights, 2 double glazed velux windows, laminate flooring, radiator

L SHAPED KITCHEN

16' 0" x 11' 1" (4.90m x 3.38m)

Double glazed windows, double glazed patio doors, fitted wall base drawer units with worktops to compliment, inset one and a half bowl, stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge, dishwasher, tiled splash, tiled flooring, spotlight ceiling

CLOAKS/W.C

Double glazed frosted window, radiator, low level W.C, floating hand wash basin with taps

UTILITY ROOM

Radiator, double glazed door to side, fitted base unit with stainless steel sink with taps, plumbing for washer

LANDING

Spindle balustrade, storage cupboard, access to loft, doors to

BEDROOM 1

8' 10" x 12' 1" (2.71m x 3.69m)

Radiator, double glazed window, doors to ensuite, double glazed frosted window, low level W.C, floating hand wash basin with mixer taps, walk in shower cubicle with shower, radiator, tiled walls, tiled flooring

BEDROOM 2

9' 7" x 9' 8" (2.93m x 2.95m)

Radiator, double glazed window, laminate flooring

BEDROOM 3

8' 7" x 6' 11" (2.64m x 2.13m)

Radiator, double glazed window

BATHROOM

Double glazed frosted window, white 3 piece suite, low level W.C, hand wash basin with vanity/storage/unit, panelled enclosed bath with telephone style mixer taps/shower head, tiled walls, panelled ceiling with spotlights

